



Paradise Town Advisory Board

June 26, 2018

MINUTES

Board Members:	Susan Philipp—Chair- PRESENT Robert Orgill —Vice Chair- PRESENT John Williams – PRESENT	Bart Donovan – PRESENT Jon Wardlaw – PRESENT
Secretary:	Maureen Helm 702-606-0747 mhelmtab@gmail.com	
Town Liaison:	Blanca Vazquez 702-455-8531 bva@clarkcountynv.gov	

I. Call to Order, Pledge of Allegiance, Roll Call(see above), County Staff Introductions

Phil Blount; Planning, Blanca Vazquez; Town Liaison, Stephanie Halasi; Administrative Specialist

Meeting was called to order by Chair Philipp at 7:00 p.m.

II. Public Comment

None

III. Approval of June 12 , 2018 Minutes

Moved by: Williams

Action: Approve as submitted

Vote: 5-0 Unanimous

Approval of Agenda for June 26, 2018

Moved by: Orgill

Action: Approve, with changes

Vote: 5-0 Unanimous

IV. Informational Items

1. Announcements of upcoming neighborhood meetings and County or community meetings and events.(For discussion only)

V. Planning & Zoning

1. **ET-18-400102 (UC-0877-15)-TROPICANA Z HOLDINGS, LLC:**

USE PERMITS SECOND EXTENSION OF TIME to commence the following: **1)** allow a tire sales and installation facility; **2)** reduce the setback of a tire sales and installation facility from a residential use; **3)** allow accessory structures (storage containers) not architecturally compatible with the principal building; and **4)** allow alternative design standards.

WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** allow a use not within an enclosed building; and **2)** trash enclosure requirements.

DESIGN REVIEW for accessory structures (storage containers) in conjunction with a tire sales and installation facility on 2.1 acres in a C-2 (Commercial General) Zone in the MUD-3 Overlay District. Generally located on the north side of Tropicana Avenue, 200 feet east of Maryland Parkway within Paradise. JG/bk/ja (For possible action)

Held per Staff. Return to the July 10, 2018 TAB meeting.

2. **DR-18-0315-DUPIN DAMIR & HEIDI LYNN:**

HOLDOVER DESIGN REVIEWS for the following: **1)** building addition; **2)** façade changes; and **3)** allow the design of an office building to not be consistent with the traditional residential character of surrounding existing residences within 200 feet in conjunction with an existing office building on 1.0 acre in a C-P (Office and Professional) (AE-60) Zone. Generally located on the east side of Eastern Avenue, 500 feet north of Russell Road within Paradise. JG/gc/ja (For possible action)

No show. Return to the July 10, 2018 TAB meeting

3. **TM-18-500085-3535 LV NEWCO, LLC:**

TENTATIVE MAP for a commercial subdivision on 22.4 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Koval Lane, 840 feet south of Sands Avenue within Paradise. CG/rk/ja (For possible action)

MOVED BY- Donovan

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

4. **SC-18-0427-UNIVERSITY BOARD OF REGENTS:**

STREET NAME CHANGE to change the name of Swenson Street to University Center Drive between Desert Inn Road and Hacienda Avenue. Generally located in the Paradise Township. JG/CG/dm/ja (For possible action)

MOVED BY- Philipp

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

1 neighbor in attendance spoke in favor of project

5. **UC-18-0433-CRYSTAL VIEW CAPITAL FUND IA, LLC:**
USE PERMIT for a proposed mini-warehouse facility.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced street landscaping width; **2)** waive applicable design standards per Table 30.56-2; **3)** allow modified driveway design standards; and **4)** allow a non-standard commercial curb return driveway.
DESIGN REVIEW for a proposed mini-warehouse facility on 1.2 acres in a C-1 (Local Business) Zone in the MUD-3 Overlay District. Generally located on the north side of Flamingo Road, 175 feet east of Mountain Vista Street within Paradise. CG/md/ja (For possible action)

MOVED BY- Orgill

APPROVE- Subject to IF approved staff conditions

VOTE: 5-0 Unanimous

6. **WS-18-0425-SN INVESTMENT PROPERTIES, LLC:**
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** increase animated sign area for a freestanding sign; and **2)** allow a video message unit where not permitted.
DESIGN REVIEW a proposed freestanding sign in conjunction with an existing adult use (Crazy Horse III) on 4.3 acres in an M-1 (Light Manufacturing) (AE-60) Zone in the Adult Use and MUD-2 Overlay Districts. Generally located on the south side of Russell Road, 390 feet west of Polaris Avenue within Paradise. SS/al/ja (For possible action)
Commercial) Zone. Generally located on the east side of Decatur Boulevard and the north side of Twain Avenue within Paradise. SB/rk/ja (For possible action)

MOVED BY- Wardlaw

APPROVE- Deny

VOTE: 4-1 in favor of the motion with Orgill voting against the motion to deny

7. **AR-18-400146 (UC-0511-14)-BURNS, WILLIAM K. & CHARLOTTE G.:**
USE PERMIT SECOND APPLICATION FOR REVIEW to allow additional household pets (dogs).
WAIVER OF DEVELOPMENT STANDARDS to increase the number of household pets (dogs) in conjunction with an existing single family dwelling on 0.2 acres in an R-1 (Single Family Residential) Zone. Generally located on the west side of Damico Drive, 145 feet south of Rawhide Street within Paradise. JG/bk/ja (For possible action)

MOVED BY- Philipp

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

7 neighbors in attendance in favor of project

1 neighbor in attendance spoke in favor of project

8. **AR-18-400147 (UC-0283-17)-MGP LESSOR, LLC:**
USE PERMIT FIRST APPLICATION FOR REVIEW for deviations as shown per plans on file.
DEVIATIONS for the following: **1)** allow retail uses not within a permanent enclosed building; **2)** allow an accessory use not accessed through the interior of a resort hotel; **3)** allow alternative street landscaping; **4)** allow roof signs; and **5)** all other deviations as depicted per plans on file.
WAIVERS OF DEVELOPMENT STANDARDS for the following: **1)** reduced setback; and **2)** non-standard improvements within the future right-of-way (Las Vegas Boulevard South).
DESIGN REVIEWS for the following: **1)** an outdoor sales structure/booth; **2)** increased wall sign area; **3)** increased number of animated signs; and **4)** increased animated sign area in conjunction with an existing resort hotel (Mirage) on 65.2 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the west side of Las Vegas Boulevard South, 1,500 feet south of Spring Mountain Road within Paradise. CG/bk/ja (For possible action)

MOVED BY- Donovan

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

9. **AR-18-400148 (UC-0392-17)–RICCI, ANTHONY & ROSE REV FAM TR:**
USE PERMIT FIRST APPLICATION FOR REVIEW of a marijuana establishment (retail marijuana store) in conjunction with an existing dispensary within an existing retail building on a portion of 2.2 acres in a C-2 (General Commercial) (AE-60) Zone. Generally located on the south side of Flamingo Road, 220 feet east of Maryland Parkway within Paradise. CG/mk/ja (For possible action)

MOVED BY- Williams

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

10. **UC-18-0422-FX LUXURY LAS VEGAS I, LLC:**
USE PERMITS for the following: **1)** theater; **2)** banquet facility; **3)** live entertainment; and **4)** on-premises consumption of alcohol within an existing shopping center on a portion of 7.5 acres in an H-1 (Limited Resort and Apartment) Zone in the MUD-1 Overlay District. Generally located on the east side of Las Vegas Boulevard South, 900 feet south of Harmon Avenue within Paradise. JG/mk/ja (For possible action)

MOVED BY- Wardlaw

APPROVE- Subject to staff conditions

VOTE: 5-0 Unanimous

VI. General Business
None

VII. Public Comment

4 neighbors spoke questioning why the CSD LLC project wasn't on the 6/26/18 agenda. Neighbors are very concerned that this project will continue to violate all the conditions required in the development agreement, without any enforcement from Clark County. Liaison Blanca Vazquez explained that the project was HELD for 2 weeks at the request of the applicant's representative in hopes that a WITHDRAW letter would be submitted. The project will be heard at the July 10, 2018 TAB unless the applicant decides to withdraw. Liaison Blanca Vazquez, and the TAB reassured the neighbors that the County is aware of the violations and an investigation is ongoing.

VIII. Next Meeting Date
The next regular meeting will be July 10, 2018

IX. Adjournment
The meeting was adjourned at 8:25 pm